

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ward S. Yorks, III, Marguerite Yorks, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1-102, 3-A, B, (208A, 3-A, 201A) to

permit the construction of a carport with a 4 foot side yard setback instead of the required 7 1/2 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Present carport needs repair, expense would better be applied to a new one.
2. Posts of present carport are in existing macadam, inset from edge to make use impractical.
3. We feel that a carport constructed in the style in keeping with house would improve the looks and value of the house.
4. Purchasing a new car and new carport would help protect investment.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Marguerite O. Yorks
Address 23 Greenview Ave., Reisterstown, Md.
Petitioner's Attorney John W. Hession, III
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 7th _____ day

of _____ August _____, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ 25th _____ day of _____ September _____, 1979, at 9:30 o'clock _____ A.M.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Greenview Ave., 756.36'
E of Walgrove Rd., 4th District : OF BALTIMORE COUNTY

WARD S. YORKS, III, et ux, Petitioners : Case No. 80-90-A

ORDER TO ENTER APPEARANCE

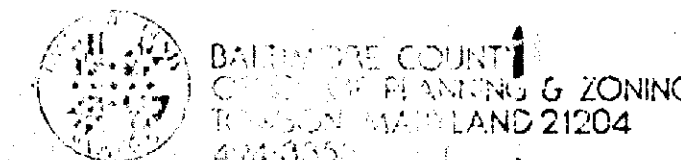
Mr. Commissioners:

Pursuant to the authority contained in Section 524, I of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Peter Max Zimmerman: John W. Hession, III
Deputy People's Counsel: People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of September, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. Ward S. Yorks, III, 23 Greenview Avenue, Reisterstown, Maryland 21136, Petitioners.

John W. Hession, III
John W. Hession, III



WILLIAM E. HAMMOND
Zoning Commissioner

September 26, 1979

Mr. & Mrs. Ward S. Yorks
23 Greenview Avenue
Reisterstown, Maryland 21136

RE: Petition for Variance
N/S of Greenview Avenue, 756.36'
E of Walgrove Road - 4th Election District
Ward S. Yorks, III, et ux -
Petitioners
NO. 80-90-A (Item No. 23)

Dear Mr. & Mrs. Yorks:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

Legal Description:

Beginning at a point on the North side of Greenview Avenue, 756.36' East of Walgrove Road, as recorded in the land records of Baltimore County in plat book 26, folio 59, plat 1, section 1, block K, lot 43, as shown on resubdivision of a portion of Academy Acres, Suburbia, otherwise known as 23 Greenview Avenue, in the 4th election district.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: _____ Date: September 17, 1979
FROM: John D. Seyffert, Director
Office of Planning and Zoning
SUBJECT: Petition #80-90, Item 23

Petition for Variance for side yard setback
North side of Greenview Avenue, 756.36 feet East of Walgrove Road
Petitioner - Ward S. Yorks, III, et ux

4th District

HEARING: Tuesday, September 25, 1979 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:rw

BALTIMORE COUNTY

ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Ward S. Yorks
23 Greenview Avenue
Reisterstown, Maryland 21136

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this _____ 7th _____ day of _____ August _____, 1979.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Ward S. Yorks, et ux
Petitioner's Attorney _____

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 18, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Route Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Ward S. Yorks
23 Greenview Avenue
Reisterstown, Maryland 21136

RE: Item No. 23
Petitioners - Ward S. Yorks, et ux
Variance Petition

Dear Mr. & Mrs. Yorks:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk
Enclosures

JAN 30 1980

ORDER RECEIVED FOR FILING

DATE Sept 14 1979 BY John M. Diver

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, the Variance should be granted, and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore, the Variance should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner, of Baltimore County, this 11th day of September, 1979, that the herein Petition for Variance to permit a four (4) foot side yard setback instead of the required 7 1/2 feet, for the expressed purpose of constructing a carport, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

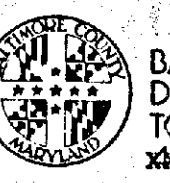
John M. Diver
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1979, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

THORNTON M. MOURING
DIRECTOR

August 29, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #23 (1979-1980)
Property Owner: Ward S. & Marguerite Yorks
N/S Greenview Ave. 756.36' E. Walgrove Rd.
Existing Zoning: DR 3.5
Proposed Zoning: Variance to permit a side setback of 4' in lieu of the required 7.5' for an open carport.
Acres: 0.266 District: 4th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

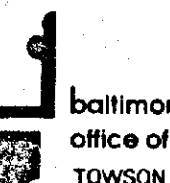
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 23 (1979-1980).

Very truly yours,

Ellsworth N. Diver, P.E.
Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

T-NW Key Sheet
58 & 59 NW 37 Pos. Sheets
NW 15 J Topo
48 & 49 Tax Maps



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
(301) 494-3201

John D. Seyffert
DIRECTOR

September 17, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #23, Zoning Advisory Committee Meeting, August 7, 1979, are as follows:

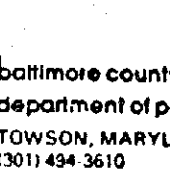
Property Owner: Ward S and Marguerite Yorks
Location: N/S Greenview Ave. 756.36' E. Walgrove Road
Existing Zoning: D.R.3.5
Proposed Zoning: Variance to permit a side setback of 4' in lieu of the required 7.5' for an open carport
Acres: 0.266
District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21204
(301) 494-3410

Ted Zaleski
DIRECTOR

August 13, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 23 Zoning Advisory Committee Meeting, August 7, 1979 are as follows:
Property Owner: Ward S & Marguerite Yorks
Location: N/S Greenview Ave. 756.36' E Walgrove Road
Existing Zoning: D.P. 3.5
Proposed Zoning: Variance to permit a side setback of 4' in lieu of the required 7.5' for an open carport.

Acres: 0.266
District: 4th

The items checked below are applicable:

- X4. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, and other applicable codes.
- X3. A building permit shall be required before construction can begin.
- C. Additional _____ Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- X6. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line. If carport is at non combustible construction, there will be no problem.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- J. Comment:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrr



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

August 9, 1979

William E. Hammond
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Ward S. & Marguerite Yorks

Location: N/S Greenview Ave. 756.36' E Walgrove Rd.

Item No. 23 Zoning Agenda Meeting of 8/7/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle load and condition shown at _____
- EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1973 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed by George M. Wiegand Noted and Approved
Planning Bureau Fire Prevention Bureau
Special Inspection Division

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 7, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: August 7, 1979

RE: Item No: 21, 22, 23, 24, 25, 26, 27, 30, 31
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

JOSEPH H. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICEPRESIDENT
MARCUS M. BUTGARIS

THOMAS H. DOYER
MRS. LORRAINE P. CHURCH
ROGER B. HAYDEN

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, DVM.



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

September 19, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The department has no comments on the following items: Nos. 21, 23, 27, 30 and 31.

Sincerely yours,

Michael S. Flanagan
Michael S. Flanagan
Engineering Associate II

MSF/mjm

JAN 30 1980

14th
District _____ Date of Posting SEPT. 7, 1979
Posted for: PETITION FOR VARIANCE
Petitioner: WARD S. YORKS, II, ET UX
Location of property: N/5 GREENVIEW AVE., 75-6.36' E OF WALGROVE AVE
Location of Signs: FRONT # 23 GREENVIEW AVE.
Remarks: _____
Posted by: Thomas E. Noland Date of return: SEPT. 11, 1979
Signature
1-SIGN

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									

Reviewed by: CAB

Previous case: _____

Revised Plans:
Change in outline or description _____ Yes
_____ No

Map # _____

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 83201

DATE September 25, 1979 ACCOUNT 01-662

AMOUNT \$40.12

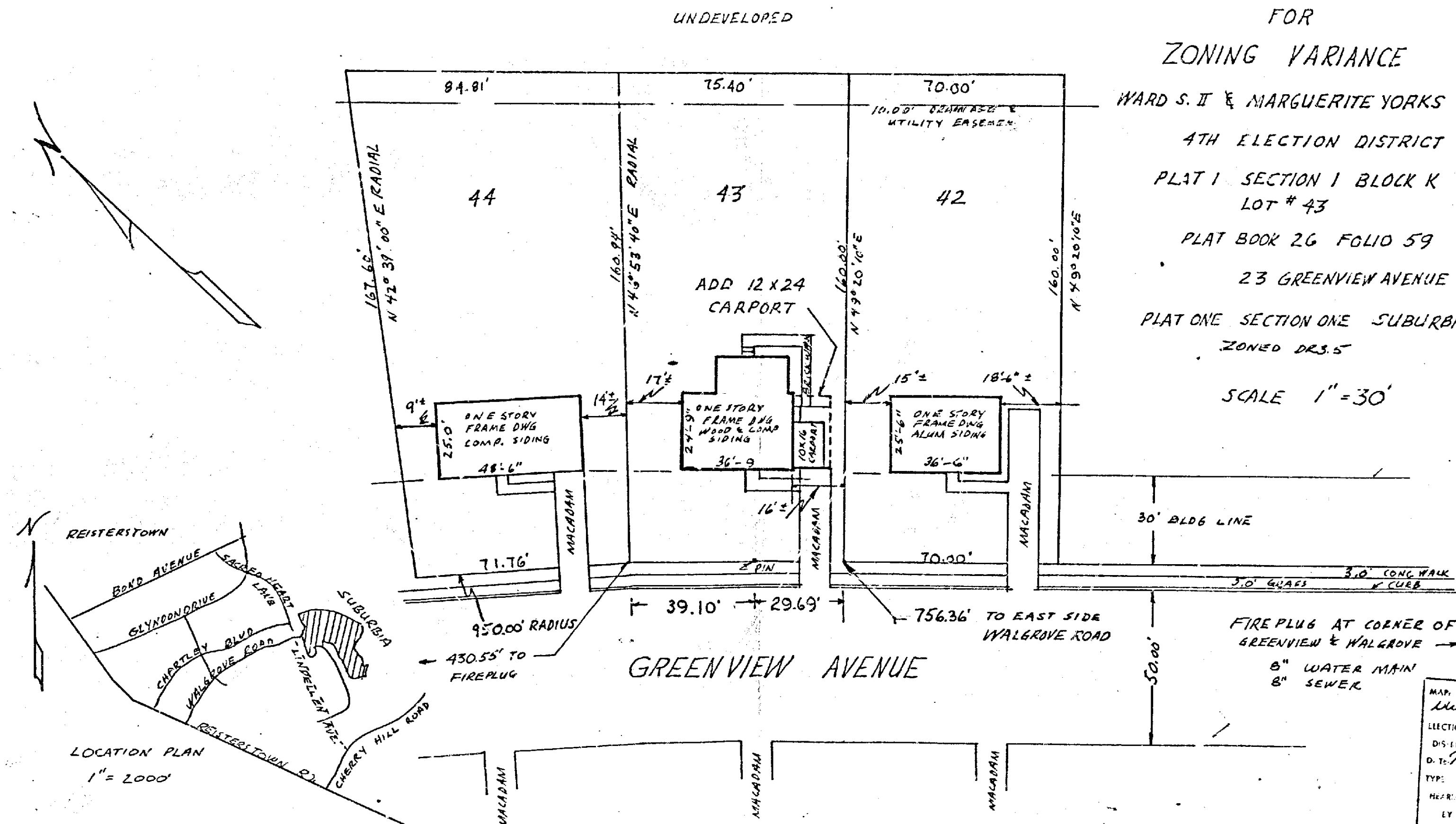
RECEIVED
FROM: Ward S. Yorks, II

FOR: Advertising and Posting for Case No. 80-90-1

295325 25 404250

VALIDATION OR SIGNATURE OF CASHIER

SCALE 1" = 30'



PETITION FOR VARIANCE
ZONING: petition for Variance for
a use and for a lot area
LOCATION: North side
of Washington Road
East of Wainwright Road
DATE & TIME: Tuesday, Sept.
15, 1998, 7:00 a.m.
PUBLIC HEARING: Room 100,
Chesapeake Avenue, Town of
Baltimore
The Zoning Commissioner
Baltimore County, by authority
of the Board of Zoning Appeals
Baltimore County, with held a public
hearing on the following
Petition for Variance to permit
a use and for a lot area:
A four story apartment, instead of
single use required 1/2 lot
area.
The lot is 10,000 sq. ft. (238' x
501.1') side rear setback
100' front setback
The lot is located in
Baltimore County in the
Fourth District of Baltimore County
Baltimore County, a point on
Washington Road, between
778' East of Wainwright Road,
and 100' East of Wainwright Road,
Baltimore County in plot
number 100, lot 1, section 1, zone
lot 43, shown on (redeveloped
a portion of a General
Map of Baltimore County
Greensboro Avenue, in the city
of Baltimore, Maryland.
Being the property of
Maryland State Police, and
is planned with the Zoning District
B-10.
On the 12th Day, Tuesday, September
15, 1978 at 8:30 A.M.
Baltimore County Board of
County Office Building 1111
North E. Pratt Street
Baltimore, Maryland
BY ORDER OF
WILLIAM E. HANCOCK
ZONING COMMISSIONER
BALTIMORE COUNTY
Sept. 8, 1998 (P)

BY Esther Burger

THE JEFFERSONIAN,
[Signature]
 Manager.
 Cost of Advertisement, \$.....

JAN 30 1980